

035.0

0002

0024.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
761,400 / 761,400
761,400 / 761,400
761,400 / 761,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		GARDNER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHOW GINNIE	
Owner 2: POTTER ADAM WHITFIELD	
Owner 3:	
Street 1: 6 WHIPPOORWILL LN	
Street 2:	

Twn/City: WALPOLE	St/Prov: MA	Cntry:	Own Occ: N
Postal: 02081		Type:	

PREVIOUS OWNER
Owner 1: CHOW GINNIE -
Owner 2: -
Street 1: 6 WHIPPOORWILL LN
Twn/City: WALPOLE
St/Prov: MA
Postal: 02081

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Aluminum Exterior and 1643 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
8/23/2012 1056 Manual 2,900

ACTIVITY INFORMATION
Date Result By Name
4/10/2017 Measured DGM D Mann
4/10/2017 Left Notice DGM D Mann
8/17/2012 MLS EMK Ellen K
4/3/2009 Meas/Inspect 189 PATRIOT
3/2/2000 Mailer Sent
3/2/2000 Measured 197 PATRIOT
8/10/1993 AS

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description

104 6019.000 376,000 1,000 384,400 761,400	Entered Lot Size
Total Card 0.138 376,000 1,000 384,400 761,400	Total Land:
Total Parcel 0.138 376,000 1,000 384,400 761,400	Land Unit Type:

Source: Market Adj Cost Total Value per SQ unit /Card: 463.42 /Parcel: 463.42	Parcel ID 035.0-0002-0024.B
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PREVIOUS ASSESSMENT	TAX DISTRICT	PAT ACCT.
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date		
2022 104 FV 376,000 1000 6,019. 384,400 761,400 Year end 12/23/2021		
2021 104 FV 358,600 1000 6,019. 384,400 744,000 Year End Roll 12/10/2020		
2020 104 FV 358,600 1000 6,019. 384,400 744,000 Year End Roll 12/18/2019		
2019 104 FV 295,900 1100 6,019. 348,300 645,300 645,300 Year End Roll 1/3/2019		
2018 104 FV 295,900 1100 6,019. 330,300 627,300 627,300 Year End Roll 12/20/2017		
2017 104 FV 278,600 1100 6,019. 288,300 568,000 568,000 Year End Roll 1/3/2017		
2016 104 FV 278,600 1100 6,019. 246,200 525,900 525,900 Year End 1/4/2016		
2015 104 FV 233,400 1100 6,019. 228,200 462,700 462,700 Year End Roll 12/11/2014		

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes		
CHOW GINNIE, 77109-119 1 3/2/2021 Convenience 1 No No		
GEARIN FLORENCE 59111-384 5/17/2012 430,000 No No SUB-DIVISION SOLD AS 6019 SQ FT		
GEARIN WALTER J 25562-399 10/19/2001 Family No No		
GEARIN WALTER 25562-399 8/11/1995 No No F		

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
8/23/2012 1056 Manual 2,900	4/10/2017 Measured DGM D Mann
11/7/2000 868 Porch 4,200 C	4/10/2017 Left Notice DGM D Mann
	8/17/2012 MLS EMK Ellen K
	4/3/2009 Meas/Inspect 189 PATRIOT
	3/2/2000 Mailer Sent
	3/2/2000 Measured 197 PATRIOT
	8/10/1993 AS

Sign: VERIFICATION OF VISIT NOT DATA

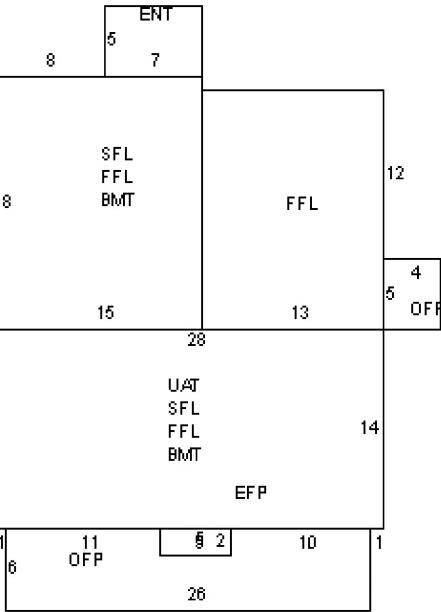
LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 6019 Sq. Ft. Site 0 64. 1.00 3	384,365	384,400
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Total Card / Total Parcel
761,400 / 761,400
761,400 / 761,400
761,400 / 761,400

USER DEFINED

Prior Id # 1: 24235
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									ENT	5	7			
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									8	12				
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:									SFL	FFL	BMT			
Frame: 1 - Wood				A HBth:	Rating:									18	15	13	FFL	4	5
Prime Wall: 3 - Aluminum				OthrFix:	Rating:									28	14				
Sec Wall: %														1	1	1	1	1	1
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1				UAT	SFL	FFL	BMT				
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average	Level FY LR DR D K FR RR BR FB HB L O				14	14	14	14						
Color: WHITE				A Kits:	Rating:	Other				FFP	11	10	1						
View / Desir:				Frl:	Rating:	Upper				1	6	11	11						
GENERAL INFORMATION				WSFlue:	Rating:	Lvl 2				26	26	26	26						
Grade: C - Average				CONDOS INFORMATION				Lvl 1				1	1	1	1				
Year Blt: 1890		Eff Yr Blt:		Location:		Lower				1	1	1	1						
Alt LUC:		Alt %:		Total Units:		Totals				1	1	1	1						
Jurisdct:		Fact: .		Floor:		RMS: 9				1	1	1	1						
Const Mod:				% Own:		BRs: 4				1	1	1	1						
Lump Sum Adj:				Name:		Baths: 2				1	1	1	1						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1	5	3							
Sec Int Wall: %				Economic:	%	Additions:				1	4	1							
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: 4 - Carpet 50 %				Total:	26.4 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 170.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.32961154				General:											
Electric: 3 - Typical				Const Adj.: 0.98500049				Totals				2	9	4					
Insulation: 2 - Typical				Adj \$ / SQ: 222.644															
Int vs Ext: S				Other Features: 101500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 2				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 510923															
% Com Wal				Depreciation: 134884															
% Sprinkled				Depreciated Total: 376039															
MOBILE HOME				Make:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 035.0-0002-0024.B																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
A2	WOOD SHD	D	Y	1	8X24	A	AV	1990	7.04	T	23.2	104			1,000		1,000		
More: N				Total Yard Items:				1,000				Total Special Features:				Total: 1,000			
SKETCH																			
																			
IMAGE																			
																			
AssessPro Patriot Properties, Inc																			